



**BYLAW REVIEW**

**ZONING**  
ILES (INDUSTRIAL-LIGHT EDMONTON SOUTH)

**SETBACKS**  
7.5m BUILDING FRONT SETBACK  
0.0m BUILDING SIDE SETBACK  
1.2m BUILDING REAR SETBACK  
6.0m LANDSCAPE SETBACK

**SITE COVERAGE**  
80% MAXIMUM

**PARKING**  
OFFICE 1 STALL / 30 SQ.M. (323 SQ.FT.)  
INDUSTRIAL 1 STALL / 100 SQ.M. (1,076 SQ.FT.) UP TO 2,000 SQ.M.  
0.5 STALL / 100 SQ.M. THEREAFTER

**PROPOSED DEVELOPMENT INFORMATION**

<b>SITE</b>	
SITE AREA	7.41 ACRES (322,780 SQ.FT.)
<b>BUILDING</b>	
OFFICE (ASSUMED 15%)	16,230 SQ.FT.
WAREHOUSE	91,967 SQ.FT.
<b>TOTAL BUILDING AREA</b>	<b>108,197 SQ.FT.</b>
<b>PARKING PROVIDED</b>	<b>104 STALLS</b>

DISCOVERY CENTER PHASE 3 - SITE PLAN

scale = 1 : 1000